

**Name of Case (Region):**      **Magnolia Waco Properties, LLC d/b/a Magnolia Homes (HQ)**

Deliberative Process, Attorney Work Product, Attorney Client Communication / Ex. 5; Enforcement Confidential, Enforcement Tech. / Ex. 7(a),(e)

**Background and Summary of Case, Health and Env'tl. Impacts**

Childhood lead poisoning is a common environmental health problem in the United States. A significant source of lead poisoning in children is lead paint found in residences built before 1978. The TSCA Lead-Based Paint Renovation, Repair and Painting Rule (RRP Rule) addresses lead-based paint hazards created by renovation activities that disturb lead based paint in housing built before 1978. The RRP Rule requires firms performing renovations of pre-1978 housing to be certified and to utilize specific work practices to minimize lead-based paint hazards for workers and occupants. EPA has been actively engaged in education, outreach and finally enforcement of the RRP Rule since ???.

The Respondent, through its owners Chip and Joanna Gaines, produce the popular HGTV television show "Fixer Upper", where they renovate many pre-1978 houses in Waco, Texas. EPA noticed that Respondent never used any discernable TSCA RRP work practices in these renovations, and contacted Respondent in October 2015, requesting information about its procedures. In its responses, Respondent indicated that it had not known of the RRP Rule prior to being contacted by EPA, were not RRP trained or certified and had never used any RRP work practices. By that time, it had renovated more than 30 target houses between 2012 and 2015 and presented these renovations to a national television audience. Respondent has since received its RRP certification, although it is not known whether it is currently following the RRP Rule.

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There are many other television shows where renovation of pre-1978 housing is depicted and the RRP Rules are possibly not being followed. These are shown on Scripps, A&E, Bravo and other networks.